

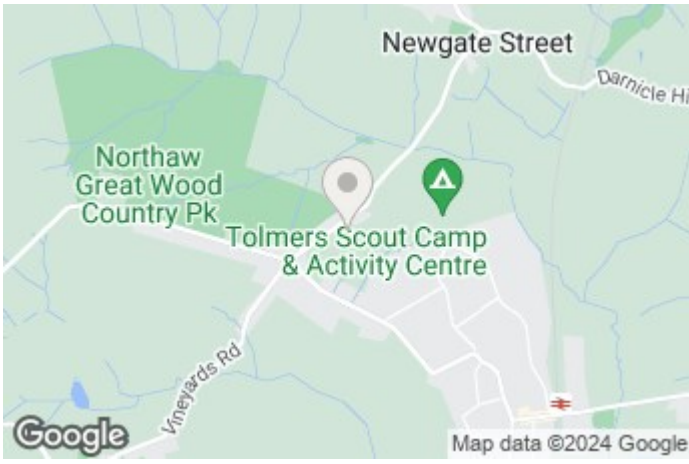


The Farm House, Northaw House Coppers Lane, Northaw, Hertfordshire, EN6 4FG

AVAILABLE MID OCTOBER - CALL NOW TO VIEW!

The Farm House at Northaw House, a superior 4 bedroom detached home offering over 2,000 sq.ft. of living space with a detached double garage, ample off-street parking and generous garden situated in a private gated development. To the ground floor you will benefit from a spectacular bespoke handmade kitchen/dining/family area, living room, separate study/playroom and cloakroom with underfloor heating and wooden herringbone flooring throughout. As you ascend the stairs to the first floor, you will find the main bedroom benefitting from a dressing area and spacious en-suite in addition to three further double bedrooms along with the family bathroom. Internally the home has been thoughtfully designed to maximise space and natural light whilst being finished to an impeccable standard throughout with meticulous attention to detail and specifications such as Quooker hot tap, water softener system, air conditioning to main bedroom, living room and playroom along with air filtration system throughout.

£4,500 PCM



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 92 |
| (81-91) B | | 85 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

